



Memorandum

TO: Historic Landmarks Commission

FROM: Courtney Damkroger

SUBJECT: HP02-012 / H01-076

DATE: September 24, 2002

**CONVERSION OF A SINGLE-FAMILY RESIDENCE TO DUPLEX USE IN THE
HENSLEY HISTORIC DISTRICT.**

APPROVED:

DATE:

BACKGROUND

The applicant, Lorna Nicolas, is proposing to convert an existing single-family structure to duplex use by converting an existing basement into habitable space. The existing single-family dwelling is located on a 0.15 gross-acre parcel at 426 N. Sixth Street, on the east side, approximately 180 feet north of Washington Street. The site is zoned R-M multi-family residential, and is located within the Hensley Historic District. The General Plan Land Use Designation is Medium Density Residential (8-16 DU/AC), which would allow the duplex use. The surrounding land uses are residential to the north, south, east and west.

The applicant is applying for a Historic Preservation permit to make exterior changes to a residence in the Hensley Historic District, and applying for a Site Development permit to allow the conversion of the structure from single-family to duplex use.

The Historic Landmarks Commission's comments will be forwarded to the Director of Planning and the permit is scheduled for consideration at a public hearing by the Director of Planning, October 16, 2002.

ANALYSIS

The proposed duplex is consistent with the site's General Plan Land Use Designation of Medium Density Residential, which calls for a residential density in the area of 8-16 units per acre. The duplex proposed would increase the residential density on-site to 13 units per acre, within the General Plan density range. The proposed site design is consistent with the Zoning Ordinance and Residential Design Guidelines. The proposal meets all of the requirements of the Zoning Ordinance, including setbacks, height limits, and parking requirements. The proposal also meets the relevant criteria of the Residential Design Guidelines for duplexes, including landscaping and provision of open space.



The existing single-family structure, the Hyke House, is a Queen Anne-style house built in 1880. It is a contributing structure to the City Landmark and National Register, historic districts. The Historic Resources Inventory Form (attached) provides the following description:

This is a nicely articulated Queen Anne Cottage with an interesting variety of roof shapes. Off the central hipped roof, designed in trapezoidal form, three projections occur. On the southern side an angled bay with mansard roof punctuates the exterior wall. On the façade a pedimented gable covers a recessed, angled bay with a variety of moldings, patterned shingles and various other Victorian detailing. To the southeast, a square bay with a steeply hipped pyramidal roof is skewed from the house. The other distinguishing feature in this one-and-a-half story wooden horizontal board residence is the carpenter detailing along the raised entry porch. A small but pleasing home in the neighborhood historically known as the White addition. No exterior alterations.

In order to accommodate the conversion to a duplex, the applicant is proposing a series of six sliding windows, each six feet in width and three feet in height, to provide light, ventilation, and egress to the basement unit along the side elevations. Entry to the second, basement, unit will be from the rear of the building. The applicant is also proposing one additional window at the rear elevation of the first story.

The applicant is also proposing to reconfigure the existing rear stairway to allow for a more reasonable rear yard configuration for the two units. The reconfigured rear stairway would have a landing and put the first step up farther away from the basement door. This would allow for a more even split between the two units and have a minimal impact on the building exterior.

The applicant is also proposing to replace all of the existing windows with new wood-clad, fiberglass windows. The applicant has indicated that the proposed window replacements are for energy conservation purposes, replacing the existing single-pane windows with double-paned windows.

The conversion to a duplex and related changes to the building (window additions at the basement side and rear elevation and rear stairway reconfiguration) are generally consistent with the Secretary of the Interior's Standards for Rehabilitation. The conversion retains the character defining features of the building with the front façade intact. The addition of windows at the side elevations are constrained by available space, and will be wood frame windows as noted in the plans. An excerpt from the Secretary of the Interior's Standards for Rehabilitation regarding the installation of new windows is attached.

The replacement of all existing windows, however, is not consistent with the Standards, and staff is not supportive of this proposal. National Park Service Preservation Briefs 3 and 9 (Conserving Energy in Historic Buildings and The Repair of Historic Wooden Windows) have been provided to the applicant and attached to this staff report.

The proposal is considered categorically exempt under Section 15301 of the CEQA Guidelines, because the proposal consists of minor changes to an existing building.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission recommend approval of the project, with the direction that all existing windows should be retained, to the Director of Planning.

Courtney Damkroger
Historic Preservation Officer

Attachments

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